



New Year Greetings from the Community Development Staff



# COMMUNITY DEVELOPMENT

## 1<sup>ST</sup> QUARTER REVIEW REPORT

While the 2015 Fiscal Year ended with record high numbers for permitting, inspections, and platting; development and construction has continued to be active in the first quarter of FY 2016 on all fronts: industrial, commercial, retail, and residential. Pearland residents have more opportunities to live, work, and play in the city. In this quarter, a total of 253 new single family residences with an average valuation of \$217,000 per home were permitted. Multifamily units at Villas at Shadow Creek Ranch, Brownstone at Shadow Creek Ranch, and Amber Oaks Apartments at Old Alvin Road are now available for occupancy. Conveniently located in the center of the City, Max Road Sports Complex provides both active and passive recreational opportunities. MHI Compressor facility expansion on Kirby Drive, now operational, will offer additional employment opportunities. Pearland residents are now serviced by additional facilities such as DaVita Dialysis, Raisin Cane's Restaurant, Royal Pharmacy, Salon by JC, Halik Road Office complex, Costco Wholesale, Panera Bread, Pei Wei Asian Diner, and Killen's Steakhouse.

**Multiple projects, exceeding one million in valuation, broke ground in this quarter.** Projects include Hooters Restaurant on South Freeway, self-storage facility on Brownstone Place, Southfork Retail Center on Business Center Drive, and Kid City Daycare on Shadow Creek Parkway. High levels of construction are evident by the total number of inspections by City staff for code compliance and safety, 10,658, as compared to 7,827 same quarter last year, an increase by 36 percent.

Plans are under review for FloWorks International, for its 225,000 square-foot pipe, fitting, and flange warehouse and operation facility located on Main Street. Construction is estimated to start soon for the Tool-Flo Manufacturing Inc.'s new headquarters, training, and manufacturing facility on Kirby Drive. Tool-Flo was acquired by International Metalworking Companies, a Berkshire Hathaway owned company, one of the world's largest companies for metalworking products and metal removal technology.

Projects in the horizon include a 240-unit single family and townhome residential community called Bakers Landing, located south of Walnut Street and west of Main Street; a 25,000 square feet expansion to St. Helen's school campus; and a new Dionisio Winery at **2635 Miller Ranch Road** with production, bottling, and wine tasting facilities.

### IN THIS ISSUE

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- Annexation
- 2015 ICC Code Adoption
- Promotions and Transfers
- New Team Members
- Planning Update
- Permits and Inspections Update
- Charts/Graphs



Ground Breaking – FloWorks International

## Population Update

### **115,600 and growing!**

The City of Pearland's population increased by approximately 6,800 residents in 2015, a 6.25 percent annual growth. This estimated growth was a result of new residential units as well as annexation of areas along Bailey Avenue where the City has a major road improvement along areas planned for incorporation. The Bailey Avenue annexation resulted in an addition of approximately 500 persons. New growth added approximately 6,300 residents in 2220 residential units, 942 of which were in multi-family structures.

In 2015, new residential activity was widespread throughout the City, although there still remains significant activity in Shadow Creek Ranch area.

The population in the City's Extra Territorial Jurisdiction (ETJ) showed a decrease, due to the loss of 177 homes that were incorporated into the City due to the Bailey Road Annexation. New construction in Brazoria County included permits for 79 single family homes in 2015.

#### Estimated Population

	Jan 1, 2014	Jan 1, 2015	January 1, 2016
<b>City Limits</b>	105,200	108,800	<b>115,600</b>
<b>ETJ</b>	26,600	24,200	23,700
<b>Total</b>	131,800	133,000	<b>139,300</b>

Sources: City of Pearland Building Permits, Brazoria County

## City Expands its Boundaries

In December 2015, approximately 400 acres along Bailey Road were annexed by the City, increasing the total City area to 48.3 square miles.

## 2015 International Building Codes Adopted



The City adopted updated building codes in November 2015.

The International Code Council (ICC) codes are developed through a consensus process approved by the American National Standards Institute and adopted by reference to be used with the I-Codes or

as a stand-alone document. Every three years the ICC publishes and develops revised standards. The revisions are supported by building science, technical knowledge, and past experiences. The building codes provide protection from man-made and natural disasters, guarding public health and reducing property losses. Safe buildings are achieved through proper design and construction practices in concert with a code administration program that ensures compliance.

Because new materials and methods are continually introduced, updated codes recognize these advancements and keep construction costs down by establishing uniformity in the construction industry resulting in cost savings. Codes also help protect real estate investments by providing a level of quality and safety which can result in lower insurance costs.

At the State level, legislation has been enacted mandating the implementation of the 2015 International Energy Conservation Code and the 2014 National Electrical Code. Municipalities are prohibited from enforcing a code that provides a lesser standard.

The following codes were adopted:

### **2015 I-Codes**

- International Building Code (IBC)
- International Fire Code (IFC)
- International Residential Code (IRC)
- International Mechanical Code (IMC)
- International Plumbing Code (IPC)
- International Fuel Gas Code (IFGC)
- International Energy Conservation Code (IECC)
- International Property Maintenance Code (IPMC)
- International Swimming Pool & Spa Code (ISPSC)
- International Existing Building Code (IEBC)

### **National Fire Protection Association Codes**

- 2014 National Electrical Code (NEC)
- 2015 NFPA 101 Life Safety Code (LSC)

## Promotions and Transfers

**Katherine McKelvey** was appointed as the new Assistant Building Official. She started with the City of Pearland in January 2014 as a Building Inspector with more than 16 years of experience in inspections and code enforcement. She began her career in Fort Worth, TX working her way up from sign inspector to Chief Residential Inspector, then took a position with Energy System Laboratory at Texas A&M University as a Code Training Expert. She continued her career at the City of

Baytown before coming to the City of Pearland. Kathy earned her Bachelor of Arts degree from Texas Wesleyan University and holds certifications from the International Code Council, Plumbing Inspector License, and Code Enforcement Registration thru the State of Texas. She is a member of ICC, the Building Officials Association of Texas (BOAT), and is on the Board of Directors for Bay Area Municipal Association of Texas (BAMIA).

**Alma Gonzales**, Planning Office Assistant, started her career with the City of Pearland in 2011, as a part-time assistant at the newly constructed Recreation Center and Natatorium, and then moved into a full-time position in the Permits department. She worked as a Permit Technician for 3 years, and recently moved into the Planning department as the Office Assistant / Planning & Zoning Commission Secretary. Because of Alma's team leadership, she is the most recent recipient of the Employee of the Quarter award.

**Jessica Mata**, Plans Expediter, has been employed with the City since December 2014 as a Permit Clerk. In November 2015, she was promoted to Plans Expediter, to oversee commercial projects and assist the Plans Examiners. Jessica is resident of Houston and has brought over 8 years of customer service experience to her current position.

### New Additions to the Team

**April Salas** began employment with the City in December 2015 as a Permit Clerk. She was raised in Alvin, TX and graduated from Alvin High School. She has a 3-year old son, and in her spare time she does photography and arts and craft projects.

**Alexis Ramirez**, Permit Clerk, started with the City in December 2015 bringing with her three (3) years of front desk experience in a clinical setting and customer service. She was raised in Houston and moved to Pearland, attending Pearland High School before graduating from Sterling High school in Baytown. Alexis has an 11 month old son and resides in Pearland.

### Planning Update

**Platting** – Thirty four (34) plats were processed in this quarter; slightly more than the 32 plats processed during the fourth quarter of FY 2015. However, this resulted in 1228 lots reviewed which is triple the number of lots reviewed during the fourth quarter of FY 2015. On those lots, 319 are lots in final and minor plats which are added to the city's inventory of buildable lots.

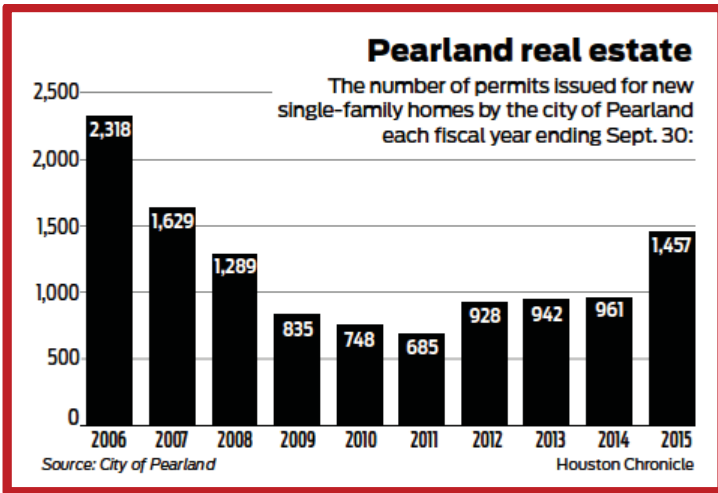
The majority of these lots were residential lots from Riverstone Ranch, Avalon Terrace and Southern Oaks subdivisions. Eight commercial lots were reviewed; six were final and two were from preliminary plats. Of the remaining residential lots in Master and Preliminary Plats, the majority were located in Savannah Lake and Southlake subdivisions.

**Zoning Cases** – Zone Changes, Conditional Use Permits (CUP), and Planned Developments (PDs) also increased in this quarter, with 2 zone changes and 4 CUPs. Zone changes included an increased parking area for Gringo's and a rezoning on Broadway for Office and Professional uses. CUPs included an addition to St. Helen's School, a gas station/convenience store on Main, a winery, and a variance to building façade requirements for a manufacturing building.

**Other Planning Activity** – In this quarter, Planning Staff conducted 24 formal Pre-Development meetings and five preliminary Pre-Development meetings. Overall Permit review numbers increased with Planning Staff reviewing 39 Site Plans (previous quarter 55), 76 commercial Buildouts and Tenant Occupancy permits (previous quarter 36), 105 Sign Permits (previous quarter 90) and 126 Residential Permits (previous quarter 151). Permit reviews resulted in 64 site inspections which exceeded the last quarter of 62 inspections. Call volumes and customer walk-ins also increased from last quarter with a total of 888 Phone Calls and 481 Walk-Ins. A total of 26 Public Information Requests were processed and 64 items were discussed at the Development Review Committee meetings in the quarter.

### Inspections and Permits Updates

**First Quarter Commercial Development** – Permits were issued for 22 commercial addition/alterations, 29 build outs and 41 new commercial buildings with a combined total square footage of 378,211 sq. ft. The total reported valuation of all commercial projects for the period was \$19,831,842.



**First Quarter Residential development** – 253 single family home permits were issued during the 1<sup>st</sup> quarter of the fiscal year. 316 single family home permits were issued for this same period last year. This is a 20% decrease as compared to the same period in the 14/15 budget. The total valuation being reported for new single family residential was \$55,445,722

**Larger new commercial projects reviewed and permitted in the first quarter:**

- Hooters Restaurant valued at \$1,250,000
- Nails of America \$148,000
- Public Storage facility valued at \$4,905,880
- El Pollo Loco valued at \$375,000
- Retail Center at 3609 Business Center Dr valued at \$1,980,000

- Kid City Day Care Facility valued at \$1,160,000
- Medical Clinic build out valued at \$800,000
- Pepperoni Pizza Business build out valued at \$100,000
- Dr.'s Office build out valued at \$226,000
- Oncology Consultants Offices build out valued at \$185,000
- Medical Office build out valued at \$225,000
- Medical Office build out valued at \$149,000
- Tex Children's Urgent Care build out valued at \$375,000
- Verts Kebap build out valued at \$245,000
- Heartland Dental build out valued at \$380,000
- Med Tech build out valued at \$165,000
- Haza Foods build out valued at \$200,000
- Kingsley Plaza LP build out valued at \$115,000
- First Choice Emergency Room build out valued at \$267,710
- Pearland Medical Building build out valued at \$5,499,985

**Additional Statistics**

FY 2016	Oct-15	Nov-15	Dec-15
Total plans reviewed by Inspection Services Division	59	120	112
Total inspections	3,931	3,158	3,569
Average number of inspections per inspector/day	42	39	40
Number of structures demolished	4	1	1
Total permits processed	1,507	1,150	1,431
Open Records Requests	33	27	28

### Commercial Permits Description

City of Pearland, Texas

This list includes new construction, build outs, additions/alterations greater than \$6,000 valuation.

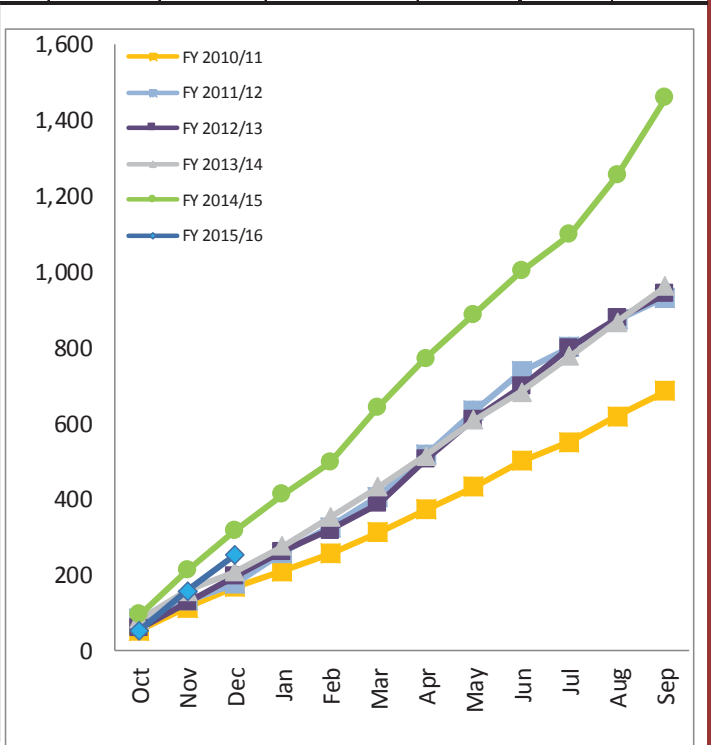
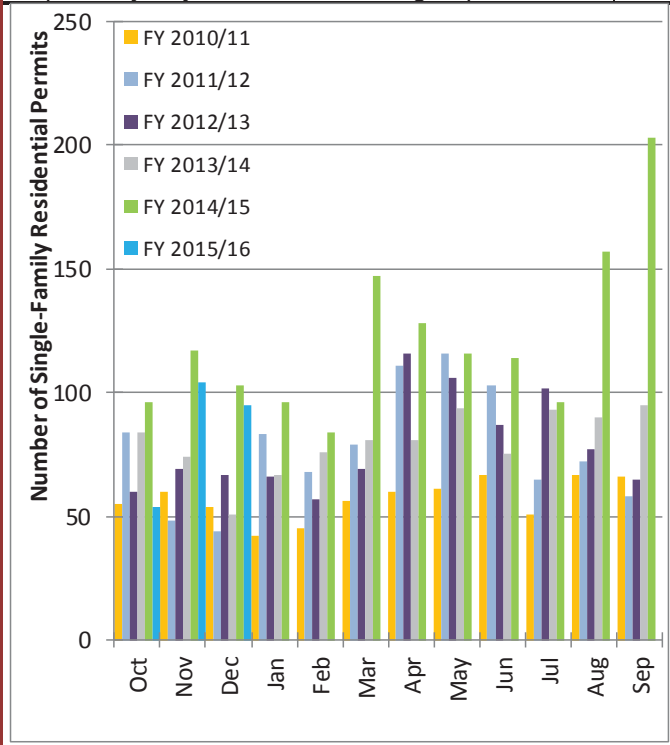
Date Issued	Business Name		Permit #	Address	Valuation	SQFT	Contractor
12/23/15	WCW Interest	Addition/Alteration	15-8572	2004 Broadway St	\$13,650	N/A	Dawson Foundation Repair, INC
12/23/15	Pearland Nails and Spa	Build Out	15-7835	1909 Main St 105	\$6,000	N/A	Trong Pham
12/23/15	Hooters Restaurant	New	15-5898	15838 South FRWY	\$1,250,000	5,846	Belisle Construction
12/22/15	HCFD	Addition/Alteration	15-7481	10970 Shadow Creek PKWY 110	\$22,600	78,645	All TM Construction
12/22/15	Nails of America	Build Out	15-7112	12567 Broadway St 123	\$148,000	2,500	CAO Construction
12/22/15	Public Storage	New	15-7109	2760 Brownstone PL	\$96,256	6,016	Triad Construction
12/22/15	Public Storage	New	15-7108	2760 Brownstone PL	\$75,488	4,718	Triad Construction
12/22/15	Public Storage	New	15-7107	2760 Brownstone PL	\$31,072	1,942	Triad Construction
12/22/15	Public Storage	New	15-7106	2760 Brownstone PL	\$31,072	1,942	Triad Construction
12/22/15	Public Storage	New	15-7105	2760 Brownstone PL	\$1,749,280	33,640	Triad Construction
12/22/15	Public Storage	New	15-7103	2760 Brownstone PL	\$2,922,712	55,214	Triad Construction
12/17/15	Buzzy Bee (Fuel Tanks)	New	15-7923	2527 Broadway St	\$100,000	12,000	GEO Environmental Cons
12/17/15	My Great Beginning	Build Out	15-7640	1801 Country Place PKWY	\$35,000	4,020	Chad Everett General CO
12/15/15	Trinity 288 Office LLC	Build Out	15-8111	1920 County Place PKWY 310	\$140,000	3,989	Byrd Interior Construction
12/14/15	El Pollo Loco	New	15-5560	2610 Pearland PKWY	\$375,000	2,995	Regas Contracting
12/10/15	Edward Jones	Addition/Alteration	15-7733	1510 Broadway St 100	\$32,844	1,200	NCB Constructing Services
12/10/15	Grace ER	Addition/Alteration	15-7394	1851 Pearland Pkwy	\$6,000	80	Back-Lit Awnings
12/9/15	MHI Compressor	Addition/Alteration	15-7904	14888 Kirby Dr 30	\$25,000	N/A	Turner Construction
12/9/15	MR/288-59 Retail	New	15-6590	3609 Business Center Dr	\$1,980,000	22,000	Cactus Commercial INC
12/9/15	Goodwill ADC	Build Out	15-6557	12810 Broadway St 130	\$47,000	1,440	MTS Legacy CO, LLC
12/3/15	Liberty Tax Service	Build Out	15-7549	12567 Broadway St 117	\$25,000	1,197	Craig Bryant
12/3/15	BT9 INC	New	15-4139	12152 Shadow	\$1,160,000	15,740	Pinnacle Construction
11/23/15	W&J LLC	New	15-3114	4320 Broadway St	\$800,000	8,200	Echo Construction INC
11/24/15	Ray Salti	Build Out	15-7149	2975 Kingsley Dr. #121	\$100,000	1,740	TRZ Builders
11/24/15	Kung Fu Tea	Build Out	15-7456	11200 Broadway St #1370	\$49,000	800	CJP Construction, LLC
11/23/15	Trinity 288 Office LLC	Build Out	15-7051	1920 Countryplace Pkwy #370	\$226,000	3,768	Byrd Interior Construction
11/23/15	Jiffy Lube	Generator	15-7862	2118 Main St	\$6,160	N/A	Enterprise Roofing & Skylight
11/19/15	Medical Office	Build Out	15-6501	10907 Memorial Hermann Dr #350	\$225,000	3,011	Rick Behr Construction
11/19/15	Medical Office	Build Out	15-6507	10907 Memorial Hermann Dr #370	\$149,000	2,374	Rick Behr Construction
11/19/15	Tex Children's Urgent Care	Build Out	15-6978	2701 Pearland Pkwy #190	\$375,000	3,550	Behr Construction
11/19/15	Gehan Homes	Build Out	15-7038	2702 Park Crossing	\$125,000	N/A	Fencecrete America
11/19/15	Azim Karedia	Build Out	15-7089	12567 Broadway St #115	\$48,000	1,178	Tony Ho
11/19/15	Pine Hollow LTD	Build Out	15-7099	1330 Broadway St #104	\$49,000	1,800	Sideline Services LLC
11/16/15	Verts Kebap	Build Out	15-4476	2630 Pearland PKWY #110	\$245,000	1,858	Trinity Constructors
11/11/15	Baath Investments LLC	Build Out	15-5486	12567 Broadway St #129	\$380,000	3,461	Jacob Group
11/11/15	Med Tech	Build Out	15-6138	2630 Broadway St #120	\$165,000	1,734	Med-Tech Construction INC
11/6/15	Moshe Allon	Build Out	15-5786	2705 Broadway St #136	\$15,000	26,045	Owner
11/5/15	Trinity 288 Office LLC	Build Out	15-6985	1920 Countryplace Pkwy #370	\$185,000	2,475	Sage Commercial Group
11/5/15	Alliance Residential	New	15-7230	12325 Shadow Creek Pkwy #SN	\$21,845	N/A	Alliance Residential Builders
11/3/15	Carlos Garcia	Addition/Alteration	15-6487	3229 Broadway St	\$18,800	N/A	REM Construction
11/2/15	Tarantino Properties	Addition/Alteration	15-7132	7902 Broadway St #102	\$6,000	1,200	LB Construction
10/27/15	Haza Foods	Build Out	15-3354	1810 Pearland Pkwy #102	\$200,000	2,759	Anthony Drywall
10/26/15	Kingsley Plaza LP	Build Out	15-6220	2795 Kingsley Dr #137	\$115,000	3,026	Guidon Building Solutions
10/20/15	Moseh Allen	Build Out	15-5661	2705 Broadway St 135	\$15,000	1,220	Mada Properties, LLC
10/20/15	G7600 LP	Addition/Alteration	15-6072	3810 Magnolia Rd	\$75,000	N/A	JN Tiger Construction Inc
10/14/15	First Choice Emergency Room	Build Out	14-6737	2752 Sunrise Blvd	\$267,710	2,818	The Ahmuty Corporation
10/8/15	Bank of America	New	15-5117	2024 Main St #EM	\$39,000	N/A	Golden Saurus General Contractor
10/8/15	Gehan Homes	New	15-6146	2701 Park Crossing	\$32,000	N/A	Millis Development/Const
10/8/15	Verizon Wireless	Generator	15-6440	2800 McHard Rd	\$106,768	N/A	Mastec North America, Inc.
10/5/15	HMMOB Pearland	Build Out	15-5840	8520 Broadway St	\$5,499,985	47,059	O'Donnell Snider Construction
10/2/15	Kellery William-Office	Addition/Alteration	15-5660	2734 Sunrise Blvd 208	\$12,000	3,011	Total Team Construction

<b>Monthly Report Fiscal Year 2016</b>			
<b>First Quarter Report FY 2016</b>			
FY 2015-2016	Oct '15	Nov '15	Dec '15
<b>Joint Public Hearings</b> <span style="float: right;"><u>Total</u></span>	1	5	1
Zone Changes	1	2	0
Conditional Use Permits	0	3	1
Planned Developments	0	0	0
ZBA Cases <sup>1</sup>	0	0	0
<b>Pre-Development Meetings</b>	10	6	8
Commercial	10	5	7
Residential	0	1	1
Preliminary Pre Development Meetings	0	2	3
<b>Plat Reviews:</b> <span style="float: right;"><u>Total</u></span>	14	10	10
Number of lots	255	360	613
Zoning Map/Text Amendments/Comp Plan	0	1	0
Site Plans reviewed	12	13	14
Commercial reviews, Buildouts reviewed, TO's reviewed	11	36	29
Residential Plans reviewed	51	34	41
Sign Permits reviewed	24	33	48
Calls Received	347	293	248
Customer Walk-ins	151	178	152
Public Information Requests	9	6	11
Zoning Verification Letters	3	3	3
<b>Development Review Committee Items</b> <span style="float: right;"><u>Total</u></span>	29	18	17
Workshops	1	1	0

# Single-Family Detached Residential Construction

City of Pearland, Texas

	FY 2010/11		FY 2011/12		FY 2012/13		FY 2013/14		FY 2014/15		FY 2015/16	
	Actual		Actual		Actual		Actual		Actual		Actual	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
Oct	55	55	84	84	60	60	84	84	96	96	54	54
Nov	60	115	48	132	69	129	74	158	117	213	104	158
Dec	54	169	44	176	67	196	51	209	103	316	95	253
Jan	42	211	83	259	66	262	67	276	96	412		
Feb	45	256	68	327	57	319	76	352	84	496		
Mar	56	312	79	406	69	388	81	433	147	643		
Apr	60	372	111	517	116	504	81	514	128	771		
May	61	433	116	633	106	610	94	608	116	887		
Jun	67	500	103	736	87	697	75	683	114	1,001		
Jul	51	551	65	801	102	799	93	776	96	1,097		
Aug	67	618	72	873	77	876	90	866	157	1,254		
Sep	66	684	58	931	65	941	95	961	203	1,457		
Change from Previous Year								247		10		20
Prepared by City of Pearland Building Department												

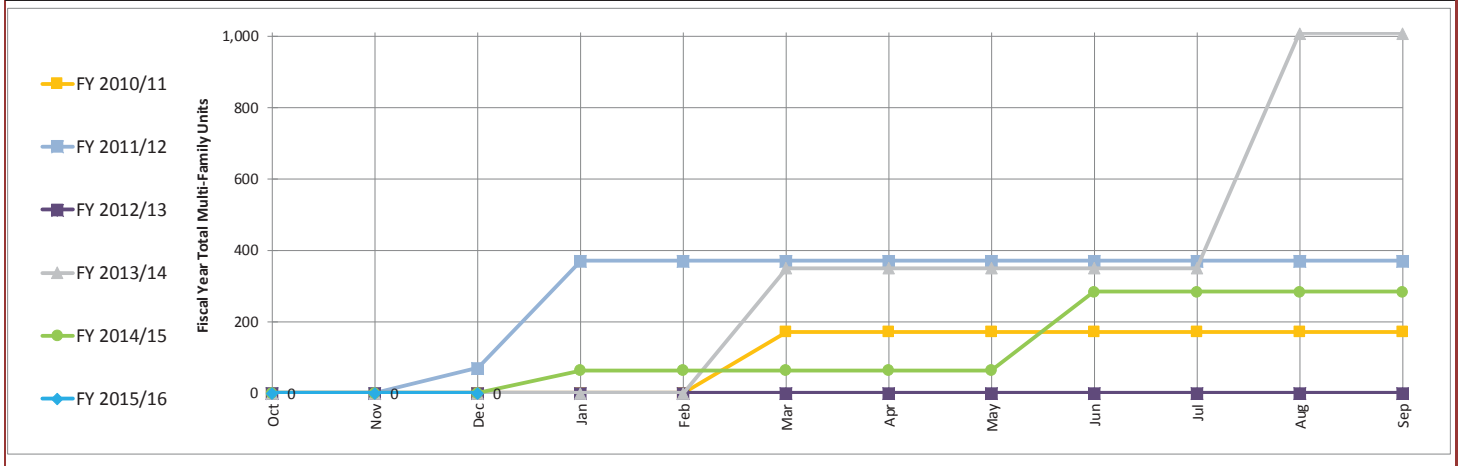


**Multi-family Residential units**

City of Pearland, Texas

	FY 2010/11		FY 2011/12		FY 2012/13		FY 2013/14		FY 2014/15		FY 2015/16	
	Actual		Actual		Actual		Actual		Actual		Actual	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
Oct	0	0	0	0	0	0	0	0	0	0	0	0
Nov	0	0	0	0	0	0	0	0	0	0	0	0
Dec	0	0	70	70	0	0	0	0	0	0	0	0
Jan	0	0	300	370	0	0	0	0	63	63		
Feb	0	0	0	370	0	0	0	0	0	63		
Mar	172	172	0	370	0	0	350	350	0	63		
Apr	0	172	0	370	0	0	0	350	0	63		
May	0	172	0	370	0	0	0	350	0	63		
Jun	0	172	0	370	0	0	0	350	221	284		
Jul	0	172	0	370	0	0	0	350	0	284		
Aug	0	172	0	370	0	0	658	1,008	0	284		
Sep	0	172	0	370	0	0	0	1,008	0	284		
Change from Previous Year		N/A					1		-1		N/A	

Prepared by City of Pearland Building Department

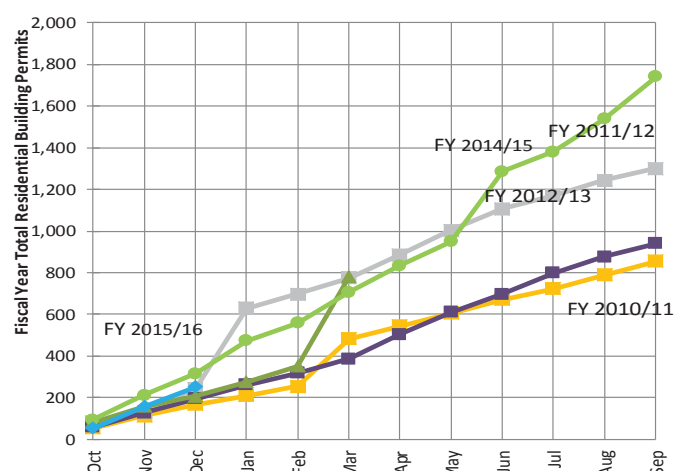
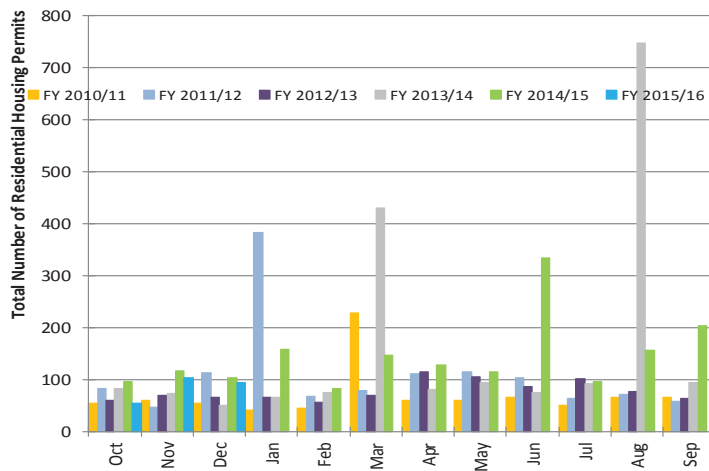




### Total Housing Units (Single-Family Detached and Multi-Family)

City of Pearland, Texas

	FY 2010/11		FY 2011/12		FY 2012/13		FY 2013/14		FY 2014/15		FY 2015/16	
	Actual		Actual		Actual		Actual		Actual		Actual	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
Oct	55	55	84	84	60	60	84	84	96	96	54	54
Nov	60	115	48	132	69	129	74	158	117	213	104	158
Dec	54	169	114	246	67	196	51	209	103	316	95	253
Jan	42	211	383	629	66	262	67	276	159	475		
Feb	45	256	68	697	57	319	76	352	84	559		
Mar	228	484	79	776	69	388	431	783	147	706		
Apr	60	544	111	887	116	504	81	864	128	834		
May	61	605	116	1,003	106	610	94	958	116	950		
Jun	67	672	103	1,106	87	697	75	1,033	335	1,285		
Jul	51	723	65	1,171	102	799	93	1,126	96	1,381		
Aug	67	790	72	1,243	77	876	748	1,874	157	1,538		
Sep	66	856	58	1,301	65	941	95	1,969	203	1,741		
Change from Previous Year						445		-360		1,028		
Prepared by City of Pearland Building Department												



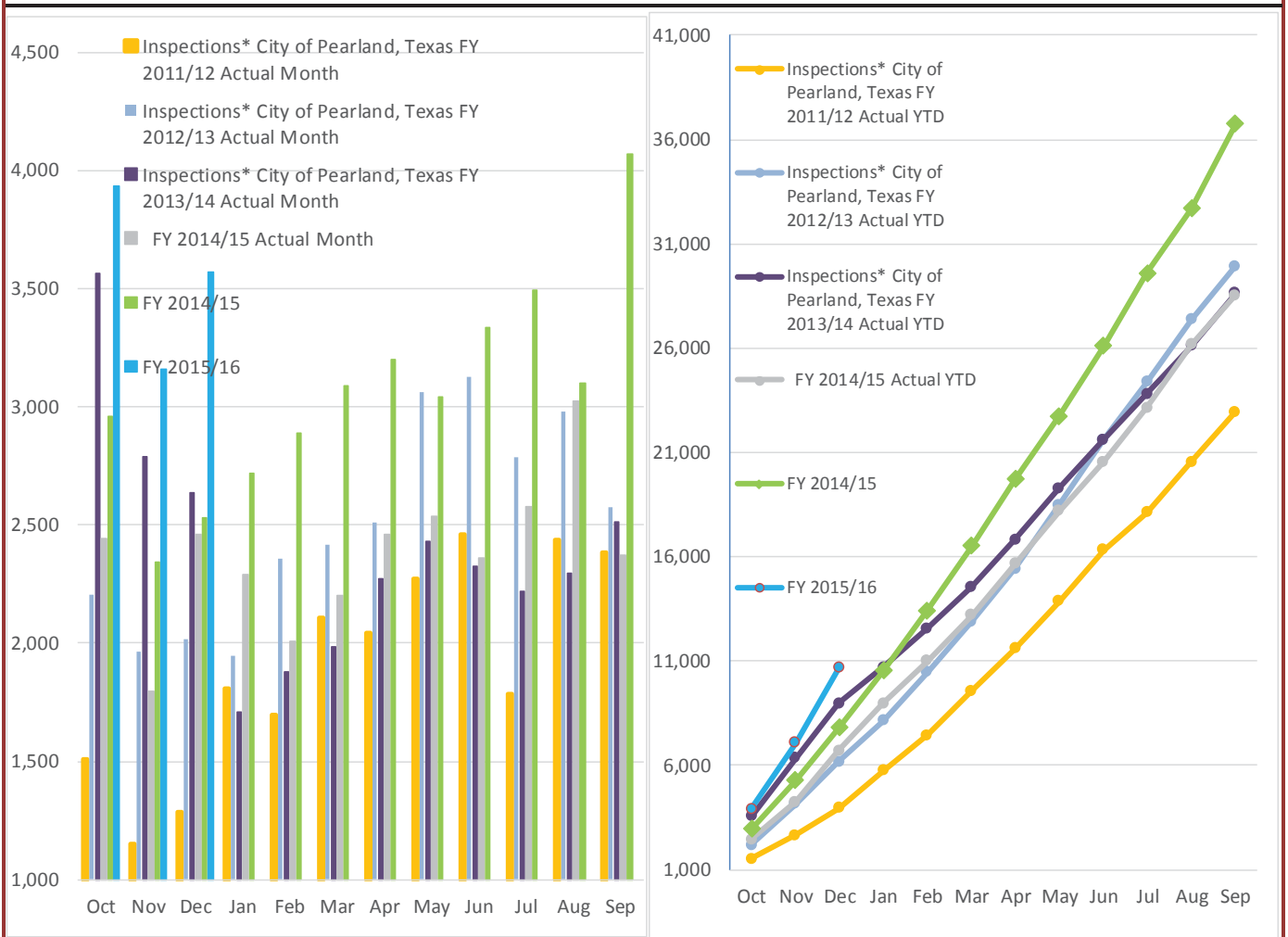
# Inspections\*

## City of Pearland, Texas

	FY 2010/11		FY 2011/12		FY 2012/13		FY 2013/14		FY 2014/15		FY 2015/16	
	Actual		Actual		Actual		Actual		Actual		Actual	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
Oct	1,510	1,510	2,202	2,202	3,566	3,566	2,443	2,443	2,957	2,957	3,931	3,931
Nov	1,153	2,663	1,962	4,164	2,788	6,354	1,795	4,238	2,340	5,297	3,158	7,089
Dec	1,287	3,950	2,017	6,181	2,637	8,991	2,460	6,698	2,530	7,827	3,569	10,658
Jan	1,811	5,761	1,947	8,128	1,708	10,699	2,291	8,989	2,719	10,546		
Feb	1,697	7,458	2,359	10,487	1,882	12,581	2,009	10,998	2,891	13,437		
Mar	2,110	9,568	2,414	12,901	1,987	14,568	2,204	13,202	3,088	16,525		
Apr	2,042	11,610	2,511	15,412	2,271	16,839	2,463	15,665	3,197	19,722		
May	2,271	13,881	3,064	18,476	2,433	19,272	2,534	18,199	3,039	22,761		
Jun	2,461	16,342	3,124	21,600	2,327	21,599	2,363	20,562	3,335	26,096		
Jul	1,783	18,125	2,787	24,387	2,222	23,821	2,577	23,139	3,495	29,591		
Aug	2,437	20,562	2,977	27,364	2,295	26,116	3,021	26,160	3,101	32,692		
Sep	2,384	22,946	2,575	29,939	2,512	28,628	2,370	28,530	4,068	36,760		
Change from Previous Year						6993		-1311		-98		

\*Inspections include Building, Electrical, Mechanical, Plumbing, Tenant Occupancies, Swimming Pools and Miscellaneous Inspections that include overtime and emergency Inspections.

Prepared by City of Pearland Building Department



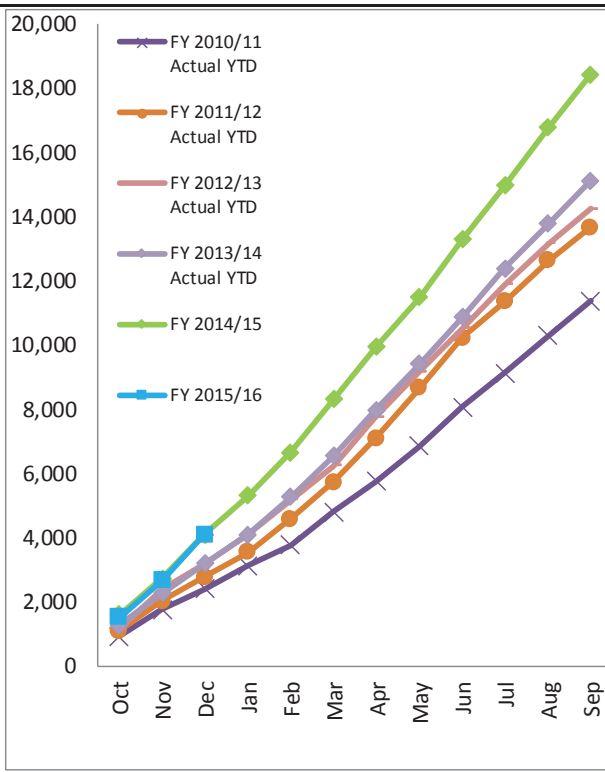
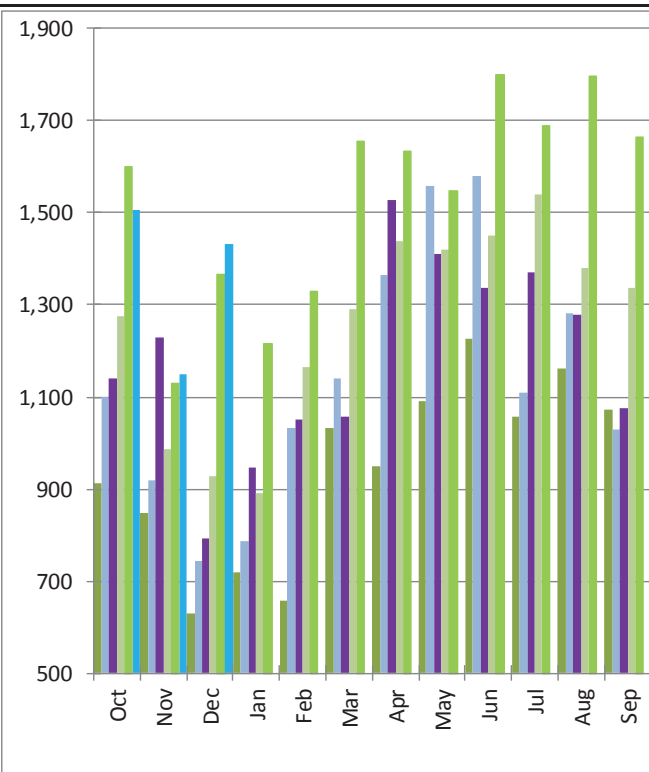
### Processed Permits\*

City of Pearland, Texas

	FY 2010/11		FY 2011/12		FY 2012/13		FY 2013/14		FY 2014/15		FY 2015/16	
	Actual		Actual		Actual		Actual		Actual		Actual	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
Oct	911	911	1,100	1,100	1,140	1,140	1,276	1,276	1,599	1,599	1,507	1,507
Nov	849	1,760	919	2,019	1,230	2,370	987	2,263	1,129	2,728	1,150	2,657
Dec	631	2,391	743	2,762	794	3,164	929	3,192	1,365	4,093	1,431	4,088
Jan	720	3,111	787	3,549	947	4,111	891	4,083	1,214	5,307		
Feb	658	3,769	1,033	4,582	1,051	5,162	1,166	5,249	1,330	6,637		
Mar	1,033	4,802	1,141	5,723	1,058	6,220	1,290	6,539	1,656	8,293		
Apr	949	5,751	1,366	7,089	1,526	7,746	1,437	7,976	1,633	9,926		
May	1,090	6,841	1,557	8,646	1,411	9,157	1,419	9,395	1,548	11,474		
Jun	1,227	8,068	1,580	10,226	1,336	10,493	1,451	10,846	1,800	13,274		
Jul	1,056	9,124	1,109	11,335	1,372	11,865	1,539	12,385	1,689	14,963		
Aug	1,162	10,286	1,282	12,617	1,278	13,143	1,379	13,764	1,798	16,761		
Sep	1,071	11,357	1,029	13,646	1,075	14,218	1,338	15,102	1,664	18,425		
Change from Previous Year						2289		572		884		

\*Permits include Residential, Garage Sales, Banner, Plumbing, Electrical, Site Work, Commercial, Mechanical, Swimming Pool, Moving/Placement, Demolition Tenant Occupancies, Signs, Residential Add/Alterations, Commercial Add/Alterations, Commercial Build Outs and Irrigation Permits

Prepared by City of Pearland Building Department



## Monthly Processed Permits and Inspections

PERMITS ISSUED	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec
Residential *	369	352	505	510	417	451	457	527	269	440	320	394
Garage Sale	51	96	156	235	214	264	313	184	188	199	173	110
Banner	5	5	18	8	6	8	7	2	6	11	7	6
Plumbing	178	244	220	193	198	207	207	251	244	211	177	227
Electrical	207	212	267	213	217	278	260	298	298	230	173	224
Site Work	0	11	13	2	7	6	0	4	12	1	6	3
Commercial	36	53	42	55	32	62	35	40	47	0	40	52
Mechanical	120	155	199	171	207	210	206	234	213	170	115	174
Swimming Pool	19	24	30	25	21	21	15	26	10	42	24	5
Moving/Placement	8	3	7	3	1	3	3	8	5	8	1	11
Demolition	2	3	3	4	4	2	3	2	1	4	1	1
Tenant Occupancies	14	14	30	18	11	25	12	9	11	15	14	13
Signs	136	22	39	42	60	41	30	26	70	54	27	101
Residential Add/Alterations/Misc	56	47	78	70	75	81	74	83	76	70	48	68
Commercial Additions/Alterations	20	9	11	15	12	6	9	12	16	9	2	11
Commercial Build outs	0	9	7	8	2	8	15	5	9	9	14	6
Irrigation Permits	20	43	58	24	43	56	35	59	48	35	22	48
<b>TOTALS</b>	<b>1,241</b>	<b>1,302</b>	<b>1,683</b>	<b>1,596</b>	<b>1,527</b>	<b>1,729</b>	<b>1,681</b>	<b>1,770</b>	<b>1,523</b>	<b>1,508</b>	<b>1,164</b>	<b>1,454</b>
<b>BUILDING INSPECTIONS</b>												
Building	806	905	980	998	885	972	1,060	1014	1,229	1331	956	1138
Electrical	636	501	567	642	556	579	589	510	652	650	559	609
Mechanical	105	144	177	183	205	196	229	192	198	254	229	218
Plumbing	926	944	1,006	971	954	1112	1,121	983	1,209	1248	992	1125
Tenant Occupancies	17	18	20	29	24	28	19	12	14	11	13	19
Swimming Pool	45	47	44	57	59	97	87	89	100	76	67	49
Miscellaneous/Others	184	332	294	317	356	371	390	301	383	361	342	411
<b>TOTALS</b>	<b>2,719</b>	<b>2,891</b>	<b>3,088</b>	<b>3,197</b>	<b>3,039</b>	<b>3,355</b>	<b>3,495</b>	<b>3,101</b>	<b>3,785</b>	<b>3,931</b>	<b>3,158</b>	<b>3,569</b>

<b>Total Construction Valuation as Reported by Applicant on Building Permit</b>						
City of Pearland, Texas						
VALUATION						
	Commercial	Single-family	Multi-Family Residential	Misc. **	Total Valuation	6 Month Totals
Jan 13	\$ 3,659,590.00	\$ 14,318,957.00	\$ -	\$ 11,209,792.00	\$ 29,188,339.00	
Feb 13	\$ 1,831,998.00	\$ 13,330,021.00	\$ -	\$ 34,937,517.00	\$ 50,099,536.00	
Mar 13	\$ 2,360,500.00	\$ 15,152,469.00	\$ -	\$ 16,980,117.00	\$ 34,493,086.00	\$211,987,976
Apr 13	\$ 1,756,974.00	\$ 26,407,384.00	\$ -	\$ 20,032,842.00	\$ 48,197,200.00	
May 13	\$ 842,222.00	\$ 24,528,410.00	\$ -	\$ 33,102,392.00	\$ 58,473,024.00	
Jun 13	\$ 2,132,018.00	\$ 19,772,615.00	\$ -	\$ 27,252,560.00	\$ 49,157,193.00	
Jul 13	\$ 7,749,508.00	\$ 21,887,773.00	\$ -	\$ 19,564,745.00	\$ 49,202,026.00	
Aug 13	\$ 8,776,700.00	\$ 16,453,574.00	\$ -	\$ 23,958,578.00	\$ 49,188,852.00	
Sep 13	\$ 1,511,990.00	\$ 14,827,644.00	\$ -	\$ 60,033,749.00	\$ 76,373,383.00	\$330,591,678
Oct 13	\$ 41,401,250.00	\$ 19,773,405.00	\$ -	\$ 32,103,244.00	\$ 93,277,899.00	
Nov 13	\$ 665,800.00	\$ 16,110,548.00	\$ -	\$ 34,756,953.00	\$ 51,533,301.00	
Dec 13	\$ 1,743,900.00	\$ 12,078,629.00	\$ -	\$ 46,424,749.00	\$ 60,247,278.00	
Jan 14	\$ 8,129,139.00	\$ 17,055,625.00	\$ -	\$ 1,625,317.00	\$ 26,810,081.00	
Feb-15	\$ 3,225,150.00	\$ 18,221,081.00	\$ -	\$ 3,495,412.00	\$ 24,941,643.00	
Mar 14	\$ 16,921,488.00	\$ 17,957,907.00	\$ 21,458,081.00	\$ 13,682,253.00	\$ 70,019,729.00	\$326,829,931
Apr 14	\$ 11,279,070.00	\$ 18,290,635.00	\$ -	\$ 70,018,329.00	\$ 99,588,034.00	
May 14	\$ 25,885,608.00	\$ 21,048,988.00	\$ -	\$ 20,832,735.00	\$ 67,767,331.00	
Jun 14	\$ 7,250,669.00	\$ 16,845,180.00	\$ -	\$ 58,035,741.00	\$ 82,131,590.00	
Jul 14	\$ 11,539,782.00	\$ 22,199,141.00	\$ -	\$ 67,800,859.00	\$ 101,539,782.00	
Aug-14	\$ 1,949,433.00	\$ 21,172,017.00	\$ 37,806,108.00	\$ 25,094,936.00	\$ 86,022,494.00	
Sep 14	\$ 4,160,064.00	\$ 21,403,832.00	\$ -	\$ 76,538,656.00	\$ 102,102,552.00	\$539,151,783
Oct-14	\$ 2,897,100.00	\$ 21,561,503.00	\$ -	\$ 20,531,490.00	\$ 44,990,093.00	
Nov-14	\$ 1,343,100.00	\$ 27,217,946.00	\$ -	\$ 19,624,267.00	\$ 48,185,313.00	
Dec-14	\$ 7,736,890.00	\$ 22,645,509.00	\$ -	\$ 6,479,518.00	\$ 36,861,917.00	
Jan-15	\$ 13,738,942.00	\$ 22,394,964.00	\$ 2,000,000.00	\$ 27,858,487.00	\$ 65,992,393.00	
Feb-15	\$ 5,506,605.00	\$ 19,303,034.00	\$ -	\$ 30,162,859.00	\$ 54,972,498.00	
Mar-15	\$ 11,840,905.00	\$ 34,076,126.00	\$ -	\$ 32,105,365.00	\$ 78,022,396.00	\$329,024,610
Apr-15	\$ 2,537,250.00	\$ 27,901,551.00	\$ -	\$ 41,024,780.00	\$ 71,463,581.00	
May-15	\$ 1,552,442.00	\$ 26,985,572.00	\$ -	\$ 76,251,566.00	\$ 104,789,580.00	
Jun-15	\$ 20,890,465.00	\$ 25,940,828.00	\$ 17,162,000.00	\$ 45,004,943.00	\$ 108,998,236.00	
Jul-15	\$ 3,824,460.00	\$ 22,627,215.00	\$ -	\$ 32,527,613.00	\$ 58,979,288.00	
Aug-15	\$ 13,121,559.00	\$ 33,514,477.00	\$ -	\$ 23,998,485.00	\$ 70,634,521.00	
Sep-15	\$ 14,657,660.00	\$ 44,189,574.00	\$ -	\$ 5,466,277.00	\$ 64,313,511.00	\$479,178,717
Oct-15	\$ 6,365,463.00	\$ 11,270,822.00	\$ -	\$ 81,559,131.00	\$ 99,195,416.00	
Nov-15	\$ 3,188,805.00	\$ 23,647,900.00	\$ -	\$ 32,220,310.00	\$ 59,057,015.00	
Dec-15	\$ 10,277,574.00	\$ 20,527,000.00	\$ -	\$ 50,806,786.00	\$ 81,611,360.00	

\*\* Miscellaneous include Fire, Mechanical, Moving, Swimming Pools, Signs, Sitework and Tenant Occupancies

